



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JULY 29, 2021
9:00 A.M.**

Staff Present:

Mary Alman, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
Darrin Emmons, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Anthony Flores, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Linda Holloway, Sr. Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspections Officer
Dorian Koloian, Sr. Code Compliance Officer
Evan Oaks, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Gail Williams, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE21050484: Steve Ruggieri; Stephen West	CE20080983: Jacob Walters
CE19100292: Joseph Massaro	CE20120988: Alba Hernandez
CE20120413: Andrew Schein, Richard Haester	CE21040423: Dorothy Barnes
CE21050696; CE21040222: Brenda Buenaventura	CE21050757: Della Denman
CE20090564: Judith Dolan	CE20110220: Cedric Dodalley
CE21060747: Howard Scheiner	CE21050888: Clara Robinson
CE21040298: Stephania Poteau; Luis Ledee	CE20110082: Maria Elena Vaca
CE21050470: Ines Montero	CE21040243: Ryan Aboud
CE21040801: Ryan Emmer	CE21050519, CE21050522: Shlomo Nahimas; Avi Nahimas
CE21020829: Steven Zimmerman	CE21030457: Dori Avner
CE21050970: Debra Dunlap; Donald William; Roger Cole; Andrew Thomas	CE18072153: Thomas Runyan
CECE21030256: James Husky; David diRetro	CE21060380: Paul Basile; Eric Willner; Karen Humphrey;
CE20050605: Elorene Miller	Mark Murphy; Hector Hidalgo; George Hacken;
CE21040513: Daisy Jemeison; David Jemeison	Jacqueline Jane; William Kassebaum
CE20110371: Aryen Benara	CE21050737: Ria Sarker
CE20091003: John Startmire	CE21030060: Catherine Baumgardt
CE21040583: Rosny Saint Breux	CE21050360: Margarita Garcia

CE21050598: Alan Leving
CE19070591: Harold Sparti
CE19070584: Janice Griffin
CE21050262: Andras Vlaics
FC20020014: Andrew Guerrero
CE21040909: Jennifer Sears
CE21050488: Shari Stier; Jesse Stier
CE21050560: Margaret Sweeney
CE21050603: Nelson Torres; M. Maldonado
CE21060360: Courtney Crush
SE21040276: Marie Time
SE21030407; SE21040565: Ricardo Thompson
CE21050526: Kirsten Molloy
CE21020590: Steven Wasserman; James Loggins;
Patrick Noone; James Yeater

FC21040031: Elvira Hengstler
CE21050596: Alan Levin
CE20050328; CE20090537: Stephen Tilbrook
CE16040506: John Radaker
CE20060408: Vincent John Owoc
CE21030523: Stephan Guarch
CE19041567: David Beckerman
CE19021740: Miguel Ponce
CE21020089; CE21020528: Quentin Viac
CE21010534: Jose Gonzales
CE16121955; CE21010803: Vincent Baumert; Charles
Barnard
CE17010654: Andrew Schein
CE19070772: Danielle Beard Jones

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE21040243

2424 SE 17 ST

VILLAGE AT HARBOR BEACH CONDO ASSN

Service was via posting at the property on 6/30/21 and at City Hall on 7/15/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR STRUCTURE IS NOT MAINTAINED. THERE ARE AREAS OF DETERIORATION AROUND THE STAIRS, THE SIDE DOORS, AS WELL AS AREAS OF MISSING, CHIPPING AND STAINED INTERIOR AND EXTERIOR WALLS INCLUDING THE CEMENT WALL FENCE. THERE ARE HOLES ON THE FOUNDATION OF BUILDING # 2024. THE CEMENT ENTRANCE COLUMNS HAS ROTTED WOOD AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SUCH AS THE FLOORS, CEILINGS, WINDOWS, DOORS AND THE METAL STAIRS POLES. THERE IS CROWN MOLDING THAT IS PEELING OFF THE INTERIOR WALLS. THERE ARE HOLES AND STAINS ON THE INTERIOR WALLS AND THE DOORS ARE IN DISREPAIR IN THE COMMON AREAS. THERE IS AN INTERIOR DOOR THAT IS MISSING/OFF THE HINGES.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THERE ARE LIGHT FIXTURES THAT ARE MISSING THE COVERS AND/OR ARE NOT IN PROPER WORKING ORDER AND, THERE ARE ELECTRICAL SOCKETS WITH DAMAGED OR MISSING COVERS IN BUILDING # 2420.

47-20.20.(H)

THE PARKING LOT ON THIS OCCUPIED RESIDENTIAL CONDOMINIUM IS NOT MAINTAINED. THERE ARE AREAS WITH DIRT AND OIL STAINS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 91 days or a fine of

\$100 per day, per violation.

Ryan Aboud, attorney, asked for clarification about "interior walls." Officer Quintero said this referred to all interior walls, inside and outside the units.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation.

Case: CE21060380

3110 NE 59 ST

WILLNER, ERIC A; WILLNER, TAMMY LYNN

Service was via posting at the property on 7/6/21 and at City Hall on 7/15/21.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-282.(d)(1)a

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION OF 180 DAYS BEFORE THE SPECIAL MAGISTRATE.

Officer Williams presented the case file into evidence, cited several instances of noise complaints and citations and recommended a suspension of the vacation rental license for 180 days.

Stephanie Haughton, property manager, said one of the neighbors was harassing their minority guests: yelling racial slurs and making money-like noises, as well as offering to pay guests to leave negative reviews. She said after the first citation, they had installed a noise monitoring system. Ms. Haughton stated one of their Black guests had called police on this neighbor for recording video of her children while they were in the pool.

Eric Willner, owner, said he supported Ms. Haughton.

Ms. Hasan explained that per the code, after a third violation of this section, suspension was mandatory. She added that the administrative citations must be appealed within 15 days, but there had been no appeal. Julio Davila, Code Compliance Supervisor, said there were other citations pending against the property, which could result in extending this suspension. Even after several citations, the noise at the property had continued until as recently as the previous weekend.

Paul Basile, attorney representing a few of the neighbors, said this was not a vacation rental but a "party house." The music and parties were constant and at all hours. He said the only recourse neighbors had was to call the police.

Judge Purdy found in favor of the City and ordered the vacation rental certificate suspended for 180 days.

Case: CE18072153

3105 SW 14 ST

DYE, JULIA D

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,050 and the City was requesting a \$654 fine be imposed.

James Fetter, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the amount owed to \$654 to cover administrative costs.

Thomas Runyan requested no fine be imposed because his client was on a fixed income and could not pay. He noted he was working on this case pro bono and the community had volunteered to help the owner.

Judge Purdy imposed administrative costs of \$654.

Case: CE21050888

1729 NW 16 AVE
MG FLORIDA INVESTMENTS LLC

Service was via posting at the property on 7/15/21 and at City Hall on 7/15/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.4.B.1. **Withdrawn**

THERE IS OVERNIGHT PARKING OF A BOAT ON A TRAILER IN THE FRONT YARD OF THIS PROPERTY.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY INCLUDING BUT NOT LIMITED TO BICYCLE PARTS UNDER A TARP IN THE SIDE YARD. THIS IS A NON-PERMITTED LAND USE PER ULDR TABLE SEC. 47-5.11.

18-4.(c)

THERE IS A DERELICT FORD TAURUS WITH A MISSING TAG, PARKED ON THE DRIVEWAY OF THE PROPERTY.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1

THERE IS OUTDOOR STORAGE UNDER THE ROOF OF THE CARPORT ON THIS PROPERTY CONSISTING OF A TABLE, CHAIRS, A STROLLER, AND STORAGE BINS.

Officer Exantus presented the case file into evidence and Paulette DelGrosso, Code Compliance Officer recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Clara Robinson, owner, said the tenant was responsible for the violations and had not paid rent in over one year. She said she had been granted right of possession at a hearing on July 12 but she did not know how long it would be until the Sheriff notified her.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE20110082

1905 MIAMI RD
VACA, MARIA ELENA

This case was first heard on 4/29/21 to comply by 6/3/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Reginald White, Code Compliance Supervisor, said three violations were in compliance and three violations remained and recommended imposition of the fines of \$8,400, which would continue to accrue.

Maria Elena Vaca, owner, presented photos she said showed the property was in compliance. She said the City now

wanted her to install a retaining wall along an alley, which was not her responsibility. Judge Purdy said the inspector must verify compliance. Supervisor White explained the remaining violations to Ms. Vaca.

Judge Purdy imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

Case: CE20050605

820 ARIZONA AVE
MILLER, ELORENE LE; BUCKERIDGE, GARFIELD J ET AL

This case was first heard on 2/25/21 to comply by 3/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,975 and the City was requesting the full fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, confirmed the case was in compliance and recommended reducing the amount owed to \$913 to cover administrative costs.

Elorene Miller, owner, said she was not working and the tenant was not paying full rent. She requested a further reduction.

Judge Purdy imposed administrative costs of \$913.

Case: CE21020829

646 NW 10 TER
LEE, SUK HAN DOROTHY

This case was first heard on 4/29/21 to comply by 5/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,075 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, agreed to the property manager's request for 7 days.

Steven Zimmerman, property manager, said he would meet with Officer Holloway that afternoon.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

Case: CE21030060

3707 SW 13 CT
BAUMGARDT, CATHERINE

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT MAINTAINED. THERE IS
PLANT GROWTH IN THE GRAVEL DRIVEWAY.

9-308(b) **Complied**
THE ROOF AT THIS PROPERTY IS STAINED/DIRTY OR HOLDS DEBRIS.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE.

9-278(e) **Complied**

THERE ARE WINDOWS OBSTRUCTED FROM DIRECT VENTILATION TO THE OUTDOORS.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 9-306 within 35 days and with 18-12(a) 10 within 10 days or a fine of \$25 per day, per violation.

Catherine Baumgardt, owner, requested a week to comply.

Judge Purdy found in favor of the City and ordered compliance with 9-306 within 35 days and with 18-12(a) 10 within 10 days or a fine of \$25 per day, per violation.

Case: CE21050262

1143 NE 5 AVE
COMMUNITY 8 PROPERTIES LLC

Personal service was made on 7/9/21. Service was also via posting at City Hall on 7/15/21.

Evan Oaks, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL GRADED OR DEFINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andras Vlaics, property manager, agreed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21020590

1518 SE 2 CT
LOGGINS, PAULA D; YEATER, JAMES D

Service was via posting at the property on 7/7/21 and at City Hall on 7/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.1.(a) **Withdrawn**

THE PROPERTY IS VACANT AND HAS NOT BEEN REGISTERED AS REQUIRED PER CITY ORDINANCE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS AND DOORS AS WELL AS LIGHT FIXTURES.

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE19110060) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

James Yeater, owner, said they were about to demolish the property and rebuild. Patrick Noone, contractor, said they were in the process of demolition, including disconnection of utilities. He anticipated they would demolish the property in 8-12 weeks.

Steven Wasserman, neighbor, said the carport was unsafe and he was concerned it would collapse prior to demolition.

Officer Caracas confirmed the owner had applied for a cap-off. He felt 30 days was sufficient.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE20120413

110 SW 4 AVE
111 PROPERTY GROUP LLC

This case was first heard on 2/25/21 to comply by 3/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,525 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$534.

Andrew Schein, attorney, requested a reduction to administrative costs.

Judge Purdy imposed administrative costs of \$534.

Case: CE21050757

Administrative Appeal

1701 SW 12 AVE
DENMAN, DELLA E; DELLA E DENMAN LIV TR

This case was first cited on 5/25/21 to comply by 5/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting a \$250 fine be imposed.

Darrin Emmons, Code Compliance Officer, recommended a fine of \$250 be imposed.

Della Denman, owner, agreed to the reduction.

Judge Purdy imposed a fine of \$250 for the time the property was out of compliance.

Case: CE19070591

1131 NW 16 CT
SPARTI, HAROLD S JR

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,575 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, said two violations remained.

Harold Sparti, owner, said he had Parkinson's Disease and he needed help to complete compliance.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: FC20020014

1200 NW 62 ST
CYPRESS CREEK FLORIDA LLC

This case was first heard on 10/14/20 to comply by 12/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, said the two permits that would comply the violations were in process.

Andrew Guerrero, contractor, said they were waiting for the Executive Airport approval to start construction. Captain Kisarewich recommended imposing the fines.

Judge Purdy imposed the \$19,600 fine, which would continue to accrue until the property was in compliance.

Case: CE21040583

1010 NW 48 ST
SAINT BREUX, ROSNY V & VENISE

Personal service was made on 7/7/21. Service was also via posting at City Hall on 7/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)
THE GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

18-1. Complied

THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO BOARDS, CARDBOARD BOXES AND OTHER MISCELLANEOUS ITEMS LOCATED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Rosny Saint Breux, the owners' son, said there had been a language barrier and requested 30 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE21060747

204 NE 16 TER
SCHEINER, HOWARD

Service was via posting at the property on 7/1/21 and at City Hall on 7/15/21.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11.(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE OF ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Howard Scheiner, owner, said the utilities were connected, so the cited code did not apply. He said he was having the pool serviced and the pool had been drained, so it was in compliance. Mr. Scheiner stated the home was in foreclosure and the sale would take place on September 21. Officer DelGrosso said the pool was not secured; a gate was open. It therefore was within this ordinance. Mr. Scheiner argued that there was a concrete wall and a secured gate around the pool. Julio Davila, Code Compliance Supervisor, said the gate must have a locking mechanism to prevent access to the pool.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE21040513

911 SW 29 AVE
JEMEISON, DAISY M

Service was via posting at the property on 6/24/21 and at City Hall on 7/15/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1. **Complied**

THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF HOUSEHOLD APPLIANCES AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b) **Complied**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-4(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of

\$25 per day, per violation.

Daisy Jemeison, owner, said her husband had passed away and her son was helping her.

David Jemeison, the owner's son, said the property was now in compliance.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE21050484

101 S FORT LAUDERDALE BEACH BLVD
LAS OLAS BEACH CLUB CONDO ASSN INC

Service was via posting at the property on 7/14/21 and at City Hall on 7/15/21.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 23-126 **Complied**
UNLAWFUL STREET PERFORMANCE ON PUBLIC PROPERTY WITHOUT FIRST
OBTAINING THE REQUIRED PERMIT.

47-22.9.

THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Stephen West, property manager, agreed to comply immediately.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE20110371

Vacate Order of 6/24/21 and Rehear the case

917 SE 2 CT
JUDY'S CREATIVE REAL ESTATE; LLC

This was a request to vacate the order dated 6/24/21 and rehear the case.

Judge Purdy vacated the order dated 6/24/21.

This case was first cited on 12/11/20 to comply by 12/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,600 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Aryen Benara, property manager, said they had been in the process of acquiring the State license when the notification was posted on the property but they had complied as of December 15. He stated the owner had been in California caring for an invalid daughter and unable to leave in December 2020. He presented correspondence with City representatives.

Ms. Hasan said this was a citation and no appeal had been received.

Judge Purdy imposed the \$17,600 fine.

Case: CE21050598

Citation

1101 NE 15 ST
PHOENIX USA LLC; %ALAN LEVIN

This case was first cited on 5/20/21 to comply by 6/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal

had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Alan Levin, owner, said he had not realized he was responsible to obtain licenses.

Judge Purdy imposed the \$1,000 fine.

Case: CE21050596

Citation

5423 NE 22 TER
NOVA LLC 2

This case was first cited on 5/25/21 to comply by 6/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,800 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Alan Levin, owner, requested mitigation of the fines.

Judge Purdy imposed the \$6,800 fine.

Case: CE19070584

1138 NW 16 CT
CALZADILLA, STEPHANIE
GRIFFIN, WAYNE R

Service was via posting at the property on 6/26/21 and at City Hall on 7/15/21.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(B)

THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND DUST-FREE MANNER. THERE ARE CRACKS IN THE SURFACE AND THE COLOR IS FADED.

9-305(a) **Complied**

THERE IS LANDSCAPING AND FOLIAGE ENCROACHING OVER THE SIDEWALK CREATING AN OBSTACLE FOR PEDESTRIANS.

9-306

THE EXTERIOR PAINT IS CHIPPED AND FADED AND PEELING.

9-280(b) **Complied**

BUILDING PARTS ARE NOT BEING MAINTAINED. THE FASCIA BOARDS AND SOFFITS ACROSS THE FRONT OF THE HOUSE ARE ROTTED.

24-27(b) **Complied**

TRASH CARTS ARE STORED IMPROPERLY NOT BEHIND THE BUILDING LINE AS REQUIRED.

9-308(a) **Complied**

THERE IS SIGNIFICANT ROOF DAMAGE ON THIS SINGLE FAMILY HOME. THE WOODEN DECKS AND SHINGLES HAVE ROTTED AWAY EXPOSING THE RAFTERS TO THE ELEMENTS. THE ROOF IS NOT WATERTIGHT.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50

per day, per violation.

Janice Griffin, owners' representative, said they were renovating the home and would then paint it.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE20110220

1709 NW 14 ST
WELLS, PATRICK

This case was first heard on 3/25/21 to comply by 5/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, said the violations remained.

Cedric Dodalley, representative, requested an extension to allow the property to be sold and the new owner would address the violations.

Judge Purdy imposed the \$12,600 fine, which would continue to accrue until the property was in compliance.

Case: CE21050526

Citation

1505 NE 5 ST
MOLLOY, SEAN D & KIRSTEN

This case was first cited on 5/19/21 to comply by 5/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Kirsten Molloy, owner, said this was her primary residence. She and her husband had lost their business during the pandemic and had rented an apartment and put the house up for rent in order to pay the mortgage. She said it had taken a long time to get the needed approvals/certifications. Ms. Molloy stated they had been in constant communication with the City. Ms. Hasan said since there was no appeal, the fine imposition was mandatory.

Judge Purdy imposed the \$7,400 fine.

Case: CE21030256

Administrative Appeal

801 NE 62 ST
FIRTH PROPERTIES 899 NE 62ND LLC

This case was first cited on 3/14/21 to comply by 3/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine plus a \$75 administrative fee be imposed.

Manuel Garcia, Code Compliance Officer, recommended imposition of the \$325 fine and fees.

David diRetro, attorney for the tenant, submitted the site plan into the record and said this was a B3 zone, which allowed for sounds up to 65 decibels. Therefore, the citation was improperly issued. Officer Garcia said the code allowed the sound levels to be taken from a residential property because that was the property affected. Mr. diRetro argued that the code did not state that sound from a commercial property must comply with residential codes if the sound intruded into a residential property. He added that they had appealed the citation timely.

Porshia Williams, Code Compliance Manager, said Section 17-6 included how noise measurements should be taken. She stated when dealing with an outdoor measurement, the readings were taken from the complainant's property line.

She described the table to Mr. diRetro. She explained that the code was designed to ensure that residential properties would not be subject to 65 decibel sound 24 hours per day.

Judge Purdy imposed the \$325 fine and fees.

Case: CE21050737

3431 JACKSON BLVD

MORRIS, DIONNE; WALKER, MAURICE F

Service was via posting at the property on 7/6/21 and at City Hall on 7/15/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE.

9-304(b)

THERE ARE VEHICLES SUCH AS CARS, BOATS AND TRAILERS PARKED ON THE GRASS/LAWN AREA.

18-12(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS PROPERTY AND SWALE.

47-39.A.1.b (9)

THERE ARE THREE (3) OVERSIZED BOATS AND TWO (2) TRAILERS PARKED OR STORED ON THE DRIVEWAY AND ON THE LAWN, OBSTRUCTING THE RIGHT OF WAY AND THE SIDEWALK.

47-39.A.1.b (6) (b)

THERE IS NON-PERMITTED STORAGE OF SEVERAL ITEMS VISIBLE FROM THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO LUMBER, METAL PARTS ON THE DRIVEWAY AND INSIDE THE CARPORT.

9-313(a) **Complied**

HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ria Sarker, representative, requested 30 days to evict the tenant, who refused to remove the boats.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: FC21040031

5359 NW 35 AVE

EXECUTIVE PLAZA PROPERTIES

This case was first heard on 5/27/21 to comply by 6/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, said management had worked with them and recommended no fine be imposed.

Elvira Hengstler agreed to the reduction.

Judge Purdy imposed no fine.

Case: CE20120988

Request For Extension

1536 NW 6 ST
1551 SISTRUNK LLC

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$15,800.

Paulette DelGrosso, Code Compliance Officer, recommended a 91-day extension.

Alba Hernandez, representative, agreed to the extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE21040298

231 SW 31 AVE
LEDEE, LUIS; POTEAU, STEPHANIA

Service was via posting at the property on 7/6/21 and at City Hall on 7/15/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE AND A BOAT ON A TRAILER ON THE
PROPERTY.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT
AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING
GROUND COVER.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Luis Ledee, owner, was present.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21050448

Citation

1236 NE 18 AVE
STIER, SHARI

This case was first cited on 5/20/21 to comply by 6/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,800 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Jesse Stier, the owner's daughter, said they had been told by the previous owner that they could transfer the vacation rental license but this was not true. There had been a delay because batteries in some smoke and pool sensors were dead. She said they did have backup smoke detectors and pool sensors. She said she had neglected to request the reinspection prior to the deadline.

Judge Purdy imposed the \$6,800 fine.

Case: CE20090564

Request For Extension

200 N ANDREWS AVE
CURTIS T BELL TR; BELL, CURTIS T TRUSTEE

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,800.

Gustavo Caracas, Code Compliance Officer, said the property manager was present to request an extension.

Judith Dolan, property manager, said DRC had requested they hire a landscape architect, who required a survey. It had taken five weeks to get the survey, which they received the previous day. The landscape architect had informed her that the rest of the process would take over 60 days and Ms. Dolan requested 90 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19100292

108 S GORDON RD
MASSARO, JOSEPH & MASSARO, SUSAN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,100 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the fine to \$3,020.

Joseph Massaro, owner, said the first contractor had absconded with the \$26,000 deposit and he had needed to hire a second contractor. He stated the pandemic had delayed getting permits. He said Officer Will Snyder had complied the case in April or May. Officer Koloian stated the permit was issued June 24, 2020.

Judge Purdy imposed a fine of \$3,020 for the time the property was out of compliance.

Case: SE21040276

Administrative Appeal

1450 NW 21 ST
TIME, MARIE T

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 4/13/21 and the trash remained on 4/15/21. The City had subsequently removed the trash on 4/16/21. He noted the trash had straddled two properties and both had been cited.

Marie Time said she did not know who put the trash in the yard and the tenant denied putting it there. She requested a reduction.

Judge Purdy denied the appeal.

Case: CE21040423

Administrative Appeal

1600 NE 12 TER
SUMMERWIND PROPERTIES LLC

This case was first cited on 4/28/21 to comply by 4/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,500 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, said the owner was working to comply.

Dorothy Barnes, owner, presented a package of materials into the record. She said the neighbor had asked for the trees to be removed because they had been causing a rat problem and Ms. Barnes was unaware a permit was needed. She

provided an accounting of all the money they had spent. They had already spent \$9,400 for tree and stump removal and applied for the after-the-fact permits that required a landscape architect and survey. She anticipated it would cost them \$30,000 overall. Officer Holloway said the City would not object to a reduction/waiver of the fines.

Judge Purdy imposed a fine of \$3,500 for the time the property was out of compliance.

Case: CE20080983

1520 NW 5 ST
SAINT JOHN UNITED METHODIST; CHURCH INC

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,975 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, recommended imposition of the fines.

Jacob Walters said they had done some of the work and just begun the bidding process for the parking lot. He hoped to have the work done within 28 days. Ms. Hasan advised allowing more time.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE21050560

Citation

1238 NE 3 AVE
SWEENEY, MARGARET

This case was first cited on 5/21/21 to comply by 6/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Margaret Sweeney, owner, requested a fine reduction.

Judge Purdy imposed the \$1,000 fine.

Case: CE20091003

930 NW 13 ST
STARTMIRE, JOHN B

Service was via posting at the property on 7/16/21 and at City Hall on 7/15/21.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a) **Complied**

9-304(b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING THROUGH IT. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY.

9-306

THE EXTERIOR BUILDING WALLS AND AWNING HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AREA.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

John Startmire, owner, said the correspondence had been sent to his mother, who was deceased. He said the building had been cleaned and painted.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE21050360

Citation

4040 GALT OCEAN DR 333
JARAMILLO ENTERPRISES OF SF INC

This case was first cited on 5/18/21 to comply by 5/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,400 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Margarita Garcia, owner, said she had asked Airbnb to suspend the listing on May 1 and presented proof of that. She requested a reduction.

Judge Purdy imposed the \$13,400 fine.

Case: CE21050603

Citation

1308 NW 7 AVE
TORRES, NELSON A; MALDONADO, MARIAM

This case was first cited on 5/20/21 to comply by 6/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting a \$4,000 fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended reducing the fine to \$4,000.

Mariam Maldonado, owner, agreed to the reduction.

Judge Purdy imposed a fine of \$4,000 for the time the property was out of compliance.

The following two properties for the same owner were head together:

Case: CE21050519

Citation

2801 SW 9 AVE
NSA REALTY OF FLORIDA LLC

This case was first cited on 5/20/21 to comply by 6/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Shlomo Nahimas, said they had missed the appeal period and they were in compliance now.

Judge Purdy imposed the \$2,000 fine.

Case: CE21050522

Citation

2811 SW 9 AVE
NSA REALTY OF FLORIDA LLC

This case was first cited on 5/20/20 to comply by 6/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Shlomo Nahimas, said they had missed the appeal period and they were in compliance now.

Judge Purdy imposed the \$3,200 fine.

Case: CE21050470

630 NW 7 TER
630 NW 7TH TERRACE LLC

Personal service was made on 7/7/21. Service was also via posting at City Hall on 7/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY AREA SURROUNDING THE PROPERTY.

18-12.(a) Complied

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19030209, CE-18091606, CE-16070731) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-4.(c) Complied

THERE ARE DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) BEING STORED ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-18062016, CE-18032164 HAS ALREADY A RECURRING/REPEAT FINDING OF FACT, CE-18020602 CE-17082455, CE-16111639, CE-16090583, CE-16070731) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance 9-305(b) within 35 days or a fine of \$50 per day, a finding of fact that 18-12.(a) had existed as cited and imposition of a \$250 one-time fine for 18-4.(c).

Ines Montero said they hired a towing company for vehicles that were not supposed to park here and put up "Tow-away Zone" signs. Officer Caracas said the tenant kept parking on the swale.

Judge Purdy found in favor of the City and ordered compliance 9-305(b) within 35 days or a fine of \$50 per day, found that 18-12.(a) had existed as cited and imposed a \$250 one-time fine for 18-4.(c).

The following two cases for the same address were heard together:

Case: SE21030407

Administrative Appeal

1500 SW 28 AVE
LIVING WATER COMMUNITY; CHURCH INC

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited and the trash remained 48 hours later. The City had subsequently removed the trash. He said he was working with the church representative, who was trying to improve the situation.

Ricardo Thompson, pastor, said due to COVID restrictions, they were working from home and had not seen the posting. He had installed cameras to determine who was putting the trash on the property and he had visited neighbors to ask they not do this. He added that most of the trash was on the neighbor's property and it was his trash.

Judge Purdy denied the appeal.

Case: SE21040565

Administrative Appeal

1500 SW 28 AVE
LIVING WATER COMMUNITY; CHURCH INC

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited and the trash remained 48 hours later. The City had subsequently removed the trash.

Judge Purdy denied the appeal.

Case: CE21050696

121 SW 31 AVE
FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 7/6/21 and at City Hall on 7/15/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT
AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING
GROUND COVER INCLUDING THE SWALE AREA.

9-304(b)
THE PAVED DRIVEWAY IS NOT WELL GRADED.

18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Brenda Buenaventura, property manager, said the work would be done August 2 and 3.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21040909

1210 SW 26 ST 1-4

SEARS, JENNIFER; SEARS, MATTHEW

Service was via posting at the property on 7/1/21 and at City Hall on 7/15/21.

Darrin Emmons, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b) **Complied**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b) **Complied**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1. **Complied**

THERE IS OUTDOOR STORAGE VISIBLE FROM THE RIGHT OF WAY IN FRONT OF THIS MULTIFAMILY RESIDENTIAL CORNER PROPERTY, INCLUDING BUT NOT LIMITED TO POTTED PLANTS, A LADDER AND OTHER MISCELLANEOUS ITEMS. THIS IS AN UNPERMITTED LAND USE PER TABLE 47-6.12 IN THIS B-2 ZONED DISTRICT.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(f) **Complied**

Officer Emmons presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Jennifer Sears, owner, confirmed that one violation remained.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE21040801

639 POINCIANA DR

639 POINCIANA TR; EMMER, RYAN TRUSTEE

Service was via posting at the property on 7/15/21 and at City Hall on 7/15/21.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **Complied**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-11.(b) **Withdrawn**

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ryan Emmer, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE21030754

2730 NW 26 ST
ISMA, GERALES & MELIANA P

Service was via posting at the property on 6/30/21 and at City Hall on 7/15/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b) **Complied**

BCZ-39-133(e)(1) **Complied**

THE EXTERIOR STRUCTURE IS NOT MAINTAINED. THERE IS DISCOLORATION ON THE EXTERIOR WALLS.

BCZ-39-275(6)(B)

THERE IS NON-PERMITTED LAND USE IN THIS ZONING DISTRICT. UNDER ROOFED AND UNROOFED OUTDOOR STORAGE IS TAKING PLACE AT THIS RS-5 ZONED RESIDENTIAL PROPERTY ON THE FRONT PORCH AND EXTERIOR OF THE PROPERTY. ITEMS INCLUDE BUT IS NOT LIMITED TO BUCKETS, BOTTLES, MOPS, GARBAGE BAGS AND OTHER MISCELLANEOUS ITEMS.

18-4(c) **Complied**

Officer Fetter presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE21030735

2648 NW 26 ST
MOORE, DOROTHY W & EUGENE JR

Service was via posting at the property on 6/30/21 and at City Hall on 7/15/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPING IS NOT MAINTAINED. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN AT ALL TIMES AT THE ABOVE PROPERTY.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

Case: CE21050210

1011 SW 8 ST
REZNICHEK, RYAN

Service was via posting at the property on 7/9/21 and at City Hall on 7/15/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **Complied**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE UNPERMITTED ITEMS INCLUDING BUT NOT LIMITED TO A TARP AND PAVERS BEING STORED IN THE FRONT OF THIS RD-15 ZONED PROPERTY. THIS IS UNPERMITTED LAND USE PER TABLE 47-5.12. IN THIS RD-15 ZONED DISTRICT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE20080189

900 NW 17 AVE
KIDAR, DAVID; KIDAR, SHAUL %BENNY DEHRY

Service was via posting at the property on 7/16/21 and at City Hall on 7/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THERE ARE WATER STAINS ON THE CEILING.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: FC21040007

5381 NW 33 AVE, # 103
SPG PALM CROSSING LLC

Personal service was made on 7/8/21. Service was also via posting at City Hall on 7/15/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE21040050

1559 W SUNRISE BLVD
IAG FOUNDATION INC

Service was via posting at the property on 7/16/21 and at City Hall on 7/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-313.(a) **Complied**

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE NUMBERS ARE MISSING.

24-27.(b) **Complied**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21040054

1556 NW 10 PL
IAG FOUNDATION INC

Service was via posting at the property on 7/16/21 and at City Hall on 7/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **Complied**

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE NUMBERS ARE MISSING.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED. THE GRAVEL IS WORN THROUGH, GRASS AND WEEDS ARE GROWING THROUGH IT.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE21040952

1212 NW 3 ST
CDH MANAGEMENT LLC

Service was via posting at the property on 7/15/21 and at City Hall on 7/15/21.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS VACANT LOT IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND MISSING SECTIONS.

18-12.(a) **Complied**

Sec. 24-7(b) **Complied**

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE21050082

839 NW 3 AVE
CDH MANAGEMENT LLC

Service was via posting at the property on 7/7/21 and at City Hall on 7/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES ON THE SWALE/RIGHT-OF-WAY.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR WITH MISSING SECTIONS AND IS NOT BEING MAINTAINED IN GOOD CONDITION AS REQUIRED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21050476

629 NW 7 AVE
FEA ENTERPRISES LLC

Service was via posting at the property on 7/7/21 and at City Hall on 7/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY AREA AT THE REAR OF THE PROPERTY.

9-306 Complied

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS GRAFFITI ON THE EXTERIOR OF THE PROPERTY.

18-12.(a) Complied

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-16070735) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day, and a finding of fact that 18-12.(a) had existed as cited.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day, and found for the City that 18-12.(a) had existed as cited.

Case: CE21050480

831 NW 8 AVE
MATTALI LLC

Service was via posting at the property on 7/7/21 and at City Hall on 7/15/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE EXTERIOR WALL(S) NEEDS TO BE PAINTED AND/OR WASHED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE21040322

1716 NW 15 CT
SIBBLIES, BEATRICE

Service was via posting at the property on 7/14/21 and at City Hall on 7/15/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 24-7(b) **Complied**

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Sec. 24-27.(b) Withdrawn

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

18-12.(a) **Complied**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)

THERE IS DEAD AND MISSING AREAS OF LAWN COVER ON THE PROPERTY AND SWALE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21030858

1841 NW 26 AVE
HILL, LEWIS F

Service was via posting at the property on 6/30/21 and at City Hall on 7/15/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED ACCORDING TO CODE. THE CHAIN LINKS ARE NOT PROPERLY SECURED TO THE FENCE POSTS. THERE ARE AREAS OF THE FENCE THAT ARE BENT AND NOT IN AN UPRIGHT POSITION.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA IN THE FRONT AND REAR YARD. THE FRONT DRIVEWAY NEEDS MAINTENANCE. THERE ARE CRACKS AND STAINS ON IT.

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF MULTIPLE ITEMS VISIBLE FROM THE RIGHT-OF-WAY.

18-1.

THERE IS A NON-PERMITTED OUTDOOR STORAGE VIOLATION UNDER THE CARPORT AND ALL ABOUT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF DERELICT VEHICLE(S) AT THIS LOCATION.

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE20030210

2675 SW 13 ST
LONE PALM PROPERTIES LLC

This case was first heard on 4/29/21 to comply by 6/3/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$10,700 fine, which would continue to accrue until the property was in compliance.

Case: CE-20010657

1117 NE 5 TER
TGCG HOLDINGS LLC

This case was first heard on 1/14/21 to comply by 3/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$325 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE20081132

Ordered To Reappear

309 SW 13 ST
MCALOON, GREGORY

This case was first heard on 1/14/21 to comply by 1/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Hasan said two violations remained and the case was still on appeal. She recommended staying the case and not imposing any fines.

Judge Purdy stayed the fines.

Case: CE18110425

107 SW 6 ST
TARE HOLDINGS LLC

This case was first heard on 8/1/19 to comply by 8/15/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$46,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$46,100 fine, which would continue to accrue until the property was in compliance.

Case: CE21030351

303 N FORT LAUDERDALE BEACH BLVD
DIAMONDROCK FL OWNER LLC

This was a request to vacate the order dated 6/8/21.

Judge Purdy vacated the order dated 6/8/21

Case: CE21030352

321 N FORT LAUDERDALE BEACH BLVD
DIAMONDROCK FL OWNER LLC

This was a request to vacate the order dated 6/8/21.

Judge Purdy vacated the order dated 6/8/21.

Case: CE20110143

1579 NW 15 TER
VICTORES, NORMA

This case was first heard on 3/25/21 to comply by 5/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,750 fine, which would continue to accrue until the property was in compliance.

Case: CE21040493

Citation

1513 NW 4 AVE
LEWIS, JOHN JR

This case was first cited on 4/15/21 to comply by 4/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,000 fine.

Case: CE-19120584

1103 NW 7 TER
BOWDEN RESIDENCES CENTRAL LLC

This case was first heard on 3/5/20 to comply by 4/16/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$26,600 fine, which would continue to accrue until the property was in compliance.

Case: CE20120668

330 SW 29 AVE
FRANCIS, MICHEL EST

This case was first heard on 3/25/21 to comply by 4/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$225 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$225.

Case: CE21050446

Citation

1525 NE 2 AVE
ARDELEAN, DAVID

This case was first cited on 5/50/21 to comply by 6/4/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21050567

Citation

1212 NE 18 AVE
GREENIDGE, RALPH A; DOUGHTY, PATRICIA E

This case was first cited on 5/21/21 to comply by 6/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$7,800 fine.

Case: CE21050625

Citation

2409 NE 22 TER
SPAULDING, MARIAM/SAM

This case was first cited on 5/19/21 to comply by 5/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$3,800 fine.

Lien Reduction Hearing

Case: CE16040506

237 CITY VIEW DR
RADAKER, JOHN

Katrina Jordan, Presenter, testified that the lien amount was \$75,050 and City administrative costs totaled \$657.26. The applicant had offered \$500 and the City was requesting \$7,505.

John Radaker, owner, said his father had been involuntarily committed and spent the last five years of his life in and out of mental health facilities. Mr. Radaker spent a significant amount of this time commuting to St. Petersburg to assist his father. His father committed suicide in 2018 and Mr. Radaker said he was still dealing with this now. In 2019, his brother began to experience mental health issues. He said when the notices were sent regarding the violations, he must have been out of town.

Judge Purdy reduced the lien amount to \$3,750 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20060408

320 SW 12 CT 1 2
OWOC, VINCENT; OWOC, AMY

Katrina Jordan, Presenter, testified that the lien amount was \$10,000 and City administrative costs totaled \$569.98. The applicant had offered \$569.98 and the City was requesting \$3,000.

Vincent Owoc, owner, said he lived elsewhere and had never received notices at his home address. As soon as he was aware of the violations, he had complied immediately.

Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20050328

100 N FEDERAL HWY
WAVERLY 1 & 2 LLC
%ELLIOT KESSLER

Katrina Jordan, Presenter, testified that the lien amount was \$9,150 and City administrative costs totaled \$1,248.66. The applicant had offered \$915 and the City was requesting \$2,745.

Stephen Tilbrook, attorney, said this had been a complicated compliance process. He requested a reduction to \$915 per case due to the good faith efforts to comply.

Judge Purdy reduced the lien amount to \$2,745 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20090537

110 N FEDERAL HWY
WAVERLY 1 & 2 LLC
%ELLIOT KESSLER

Katrina Jordan, Presenter, testified that the lien amount was \$9,150 and City administrative costs totaled \$896.68. The applicant had offered \$915 and the City was requesting \$2,745.

Judge Purdy reduced the lien amount to \$2,745 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17010654

1700 N ANDREWS AVE
GJ MANAGEMENT LLC
%AGENTS AND CORPORATIONS, INC

Katrina Jordan, Presenter, testified that the lien amount was \$64,450 and City administrative costs totaled \$1,797.84. The applicant had offered \$500 and the City was requesting \$32,225.

Andrew Schein, attorney, said the owner had not received notice of the violation. He said the owner had been in Columbia when the property was cited. When the owner was aware of the violation and was back in the country in April 2021, he had immediately found a contractor to address the violation.

Judge Purdy reduced the lien amount to \$5,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21030523

1221 E LAS OLAS BLVD
ALL AROUND LAS OLAS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,950 and City administrative costs totaled \$339.98. The applicant had offered \$250 and the City was requesting \$585.

Stephan Guarch said he thought he had 30 days to comply and had experienced a staff shortage.

Judge Purdy reduced the lien amount to \$525 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19021740

1270 SE 2 ST
PONCE, MIGUEL E

Katrina Jordan, Presenter, testified that the lien amount was \$20,750 and City administrative costs totaled \$658.32. The applicant had offered \$500 and the City was requesting \$6,225.

Miguel Ponce, owner, said he could not keep up with the City paperwork for the vacation rental licensing.

Judge Purdy reduced the lien amount to \$4,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21010534

1445 N ANDREWS AVE
SUL10 PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$29,200 and City administrative costs totaled \$569.98. The applicant had offered \$569.98 and the City was requesting \$8,760.

Jose Gonzales, representative, said he had de-listed the property but not notified the City.

Judge Purdy reduced the lien amount to \$2,920 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19041567

1236 NE 12 AVE
JEVRIC, BLAGOJE & VIDOSAVA

Katrina Jordan, Presenter, testified that the lien amount was \$15,980 and City administrative costs totaled \$519.84. The applicant had offered \$500 and the City was requesting \$4,785.

David Beckerman said the owner lived in Canada and the property manager had not finalized the air conditioner permit. A subsequent property manager had done so.

Judge Purdy reduced the lien amount to \$1,600 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together;

Case: CE21020528

1418 NE 53 CT
FL2DAY INC

Katrina Jordan, Presenter, testified that the lien amount was \$750 and City administrative costs totaled \$346.96. The applicant had offered \$75 and the City was requesting \$750.

Quentin Viac, property manager, said the owners lived in France. Ms. Jordan said the violations related to trash receptacle left out overflowing and vacation rentals without a certificate. Mr. Viac stated the previous property manager had not obtained a certificate.

Judge Purdy reduced the lien amount to \$750 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21020089

1418 NE 53 CT
FL2DAY INC

Katrina Jordan, Presenter, testified that the lien amount was \$11,400 and City administrative costs totaled \$862.96. The applicant had offered \$1,140 and the City was requesting \$5,700.

Judge Purdy reduced the lien amount to \$2,280 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19070772

3051 NW 17 ST
3051 NW 17 STREET LAND TR
BONFIGLIO, TIFFANY TRUSTEE

Katrina Jordan, Presenter, testified that the lien amount was \$21,100 and City administrative costs totaled \$749.84. The applicant had offered \$749.84 and the City was requesting \$4,220.

Danielle Beard Jones, representative, said the tenant had not maintained the lawn and it had been re-sodded three times. She requested a reduction of the fine.

Judge Purdy reduced the lien amount to \$2,110 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

Case: CE06121097

1451 SW 11 PL
CASTILLO, MARTHA

Katrina Jordan, Presenter, testified that the lien amount was \$5,750 and City administrative costs totaled \$974.98. The applicant had offered \$300 and the City was requesting \$1,725.

Charles Barnard, attorney, said the tenant had not notified the owner of the citation, so the owner took no action. The tenants had stopped accepting bookings for the property after receiving the citation. It had taken time for the owner to remove the advertisement.

Judge Purdy reduced the lien amount to \$1,725 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21010803

1451 SW 11 PL
CASTILLO, MARTHA

Katrina Jordan, Presenter, testified that the lien amount was \$25,600 and City administrative costs totaled \$615.98. The applicant had offered \$500 and the City was requesting \$10,240.

Judge Purdy reduced the lien amount to \$4,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 58-60 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21040222 CE21030457 CE21020223 CE20090982

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20020419 CE20060750

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE21060360


Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
SE21040465

There being no further business, the hearing was adjourned at 2:37 P.M.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate